



40 Queen Street, Hadfield, Glossop, Derbyshire, SK13 2DW

****SEE OUR VIDEO TOUR**** Immaculately presented three-bedroom mid-terraced home, offering spacious accommodation throughout. Featuring a lounge with multi-fuel stove, newly fitted kitchen diner with Oak worktops, integrated dishwasher and Range cooker, useful conservatory leading out to the private flagged rear garden. To the first floor there are three well-proportioned bedrooms and a newly fitted four-piece bathroom with freestanding oval bath and separate walk-in shower. Viewing is highly recommended. Energy Rating TBC. Call now to arrange your viewing.

Offers In The Region Of £245,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

GROUND FLOOR

Entrance Porch

Lounge

14'2 (max) x 13'5 (plus vest)
Multi fuel stove with wooden lintel
Wood effect flooring
Upvc double glazed front windows
Central heating radiator,
Solid wood internal door with glass

Kitchen Diner

14'7 x 12'2 (less staircase)
Modern newly fitted shaker style kitchen
Oak kitchen worktops
Integrated dishwasher, Belfast type sink with drainer
Rangemaster five gas ring cooker with overhead extractor fan
Wood effect flooring,
Double glazed upvc rear window a external rear door
Spotlights
Central heating radiator.

Conservatory

13'0 x 11'3
Wooden framed conservatory with patio doors,
Tiled flooring
Outside Tap
Leading out to the rear garden.

FIRST FLOOR

Bedroom One

10'9 x 10'9
Bright Room
Carpeted
Oak effect internal door
Upvc double glazed front window,
Central heating radiator

Bedroom Two

9'6 x 9'1
Carpeted
Oak effect internal door

Upvc double glazed rear window,
Centre light fitting
Central heating radiator

Bedroom Three

11'0 x 6'6 (plus recess)
Carpeted
Oak effect internal door
Upvc double glazed front window,
Centre light fitting
Central heating radiator

Family Bathroom

9'1 x 5'5 (plus recess)
Newly fitted white four piece bathroom suite inc
Freestanding oval bath with walk mixer tap
Pedestal wash hand basin
Close coupled wc and shower cubicle.
Spotlights
Upvc double glazed rear window
Ceiling extractor fan
Wood effect flooring
Chrome finish towel radiator
Storage cupboard housing Ideal Boiler

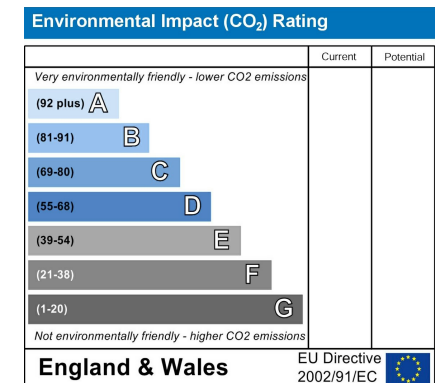
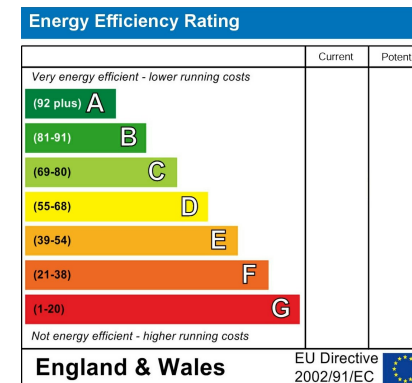
OUTSIDE

Gardens

Walled frontage
Private, South Westerly facing enclosed rear garden
Flagged with a ginnel allowing access for the wheelie bins.
Outdoor Power supply

Agents Notes - HMRC Directive

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